



**Comhairle Contae Chill Mhantáin**  
**Wicklow County Council**

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe**  
**Planning, Economic and Rural Development**

Áras An Chontae / County Buildings  
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Suíomh / Website [www.wicklow.ie](http://www.wicklow.ie)

April 2025

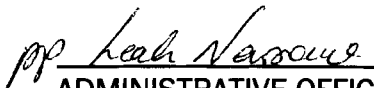
James Grimes & Martina Delaney  
Rosetta  
Parnell Road  
Bray  
Co. Wicklow  
A98 NX01

**RE: Declaration in accordance with Section 5 of the Planning & Development Acts  
2000 (As Amended) – EX42/2025 – James Grimes & Martina Delaney**

I enclose herewith Declaration in accordance with Article 5 (2) (A) of the Planning & Development Act 2000.

Where a Declaration is used under this Section any person issued with a Declaration under subsection (2) (a) may, on payment to An Bord Pleanála of such fee as may be prescribed, refer a declaration for review by the Board within four weeks of the date of the issuing of the declaration by the Local Authority.

Is mise, le meas,



**ADMINISTRATIVE OFFICER**  
**PLANNING ECONOMIC & RURAL DEVELOPMENT**





# Comhairle Contae Chill Mhantáin Wicklow County Council

## Pleanáil, Forbairt Eacnamaíochta agus Tuaithe Planning, Economic and Rural Development

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### DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING & DEVELOPMENT ACT 2000 AS AMENDED

**Applicant:** James Grimes & Martina Delaney

**Location:** Rosetta, 7 Parnell Road, Bray, Co. Wicklow. A98NX01

**Reference Number:** EX42/2025

#### CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/382

Section 5 Declaration as to whether "installation of external insulation to a depth of 100mm and render finish to the external elevations" at Rosetta, 7 Parnell Road, Bray, Co. Wicklow, A98NX01, constitutes exempted development within the meaning of the Planning and Development Act, 2000(as amended).

#### Having regard to:

- The details submitted with the Section 5 Declaration application
- Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).

#### Main Reasons with respect to Section 5 Declaration:

- The installation of external insulation with render finish would be operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
- The external insulation is considered to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as it would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures, given the existing finishes of the dwelling and within the estate, which are dominated by render finishes, with minor areas of stone decorative features within front elevations.

**The Planning Authority considers that** "installation of external insulation to a depth of 100mm and render finish to the external elevations" at Rosetta, 7 Parnell Road, Bray, Co. Wicklow, A98NX01, **is development and is exempted development** within the meaning of the Planning & Development Act 2000 (as amended).

Signed:

*pp Leah Newcome*  
ADMINISTRATIVE OFFICER

PLANNING ECONOMIC & RURAL DEVELOPMENT

Dated April 2025



WICKLOW COUNTY COUNCIL  
PLANNING & DEVELOPMENT ACTS 2000 (As Amended)

SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/382

Reference Number: EX42/2025

Name of Applicant: James Grimes & Martina Delaney

Nature of Application: Section 5 Declaration request as to whether or not: -  
"installation of external insulation to a depth of 100mm and render finish to the external elevations"  
is or is not development and is or is not exempted development.

Location of Subject Site: Rosetta, 7 Parnell Road, Bray, Co. Wicklow. A98NX01

Report from Maria Harte, GP & Suzanne White, SEP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether "installation of external insulation to a depth of 100mm and render finish to the external elevations" at Rosetta, 7 Parnell Road, Bray, Co. Wicklow, A98NX01 is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended).

**Having regard to:**

- a) The details submitted with the Section 5 Declaration application
- b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- c) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).

**Main Reason with respect to Section 5 Declaration:**

1. The installation of external insulation with render finish would be operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
2. The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
3. The external insulation is considered to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as it would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures, given the existing finishes of the dwelling and within

the estate, which are dominated by render finishes, with minor areas of stone decorative features within front elevations.

**Recommendation:**

The Planning Authority considers that "the installation of external insulation to a depth of 100mm and render finish to the external elevations" at Rosetta, 7 Parnell Road, Bray, Co. Wicklow, A98NX01 is development and is exempted development as recommended in the report by the SEP.

Signed Sean Newscue

Dated 16<sup>th</sup> day of April 2025

**ORDER:**

I HEREBY DECLARE THAT the "installation of external insulation to a depth of 100mm and render finish to the external elevations" at Rosetta, 7 Parnell Road, Bray, Co. Wicklow, A98NX01 is development and is exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed: Seán T. Murphy  
Senior Engineer  
Planning, Economic & Rural Development

Dated 15<sup>th</sup> day of April 2025



**WICKLOW COUNTY COUNCIL**  
**PLANNING DEPARTMENT**  
**Section 5 – Application for declaration of Exemption Certificate**

**Ref:** EX42/2025  
**Name:** James Grimes & Martina Delaney  
**Development:** Application for Certificate of Exemption under Section 5 of the Planning & Development Act 2000 (as amended).  
**RE:** External Insulation  
**Location:** Rosetta, 7 Parnell Road, Bray, Co. Wicklow. A98NX01

**The Site:** The subject site lies c210m from the Main Street of Bray Town, in an established residential area, on the corner of Parnell Road & Davitt Road. The dwelling is detached with small extensions to both side elevations. There is off street parking to the front of the dwelling. The finish on the house is a textured mortar; this finish is also found on some of the dwellings within this residential area.



Subject site at the corner of Parnell Road & Davitt Road.

**Question:** *Whether or not:*  
 installation of external insulation to a depth of 100mm and render finish to the external elevations constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

**Planning History:** Subject site

**REF:** 07/630073

**Applicant:** James Grimes

**Development:** Single storey extension to side of existing dwelling with associated siteworks.

**Decision:** GRANT

**REF:** 11/630028

**Applicant:** James & Martina Grimes

Development: demolition of existing single storey element to the east side of the existing house, and its replacement with a new two storey extension and a part single storey lean-to extension and increase in height.

Decision: GRANT.

**Relevant Legislation:**

**Planning and Development Act, 2000 (as amended):**

**Section 2**

“structure” means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

(a) where the context so admits, includes the land on, in or under which the structure is situate, and

(b) in relation to a protected structure or proposed protected structure, includes—

(i) the interior of the structure,

(ii) the land lying within the curtilage of the structure,

(iii) any other structures lying within that curtilage and their interiors, and

(iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in *subparagraph (i) or (iii)*;

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

**Section 3 (1)(a)** defines development as: “The carrying out of works on, in, over or under land or the making of any material change in the use of any land or structures on land”;

**Section 2 (1)** defines works as any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

**Section 4 (1) (a) to (l)** specifies various categories of development, which shall be exempted for the purposes of the Act;

In particular, section 4 (1) (h) is:

*development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;*

**Section 4 (2)** provides for certain classes of development to be designated as exempted development by way of legislation.

**Planning and Development Regulations, 2001 (as amended):**

**Article 6(1)** states that certain classes of development which are specified in Schedule 2 shall be exempted development for the purposes of the Act, subject to compliance with any associated conditions and limitations;

**Article 9(1)(a)** details a number of circumstances under which the development to which Article 6 relates shall not be exempted development for the purposes of the Act;

**Relevant Planning: Wicklow County Development Plan 2022-2028**

Zoning Objective: RE: Existing Residential under Bray MD LAP 2018-2024

*To protect, provide and improve residential amenities of existing residential areas;*

Appendix 1 – Section 1.2 outlines measures to address climate action.

Section 1.2.2 states:

*'Energy efficiency' in building design relates to:*

- a. reducing the amount of energy used in the building and*
- b. Increasing the use of renewable sources of energy.*

*There are a number of ways in which both can be achieved:*

- *High quality insulation, which will minimise heat loss and therefore reduce demand for heat generation;*

**Details of Query: Proposal**

In accordance with the details submitted with Section 5 application:

It is proposed to install external insulation on the external walls of the detached dwelling, to a depth of 100mm. It is stated that this depth will also include a render finish and that this will enhance energy efficiency. The dwelling is **not** a Protected Structure.

**Assessment**

The application seeks a declaration as to whether the; installation of external insulation to a depth of 100mm and render finish to the external elevations of 7 *Parnell Road, Bray, Co Wicklow; A98NX01* is development and is or is not exempted development:

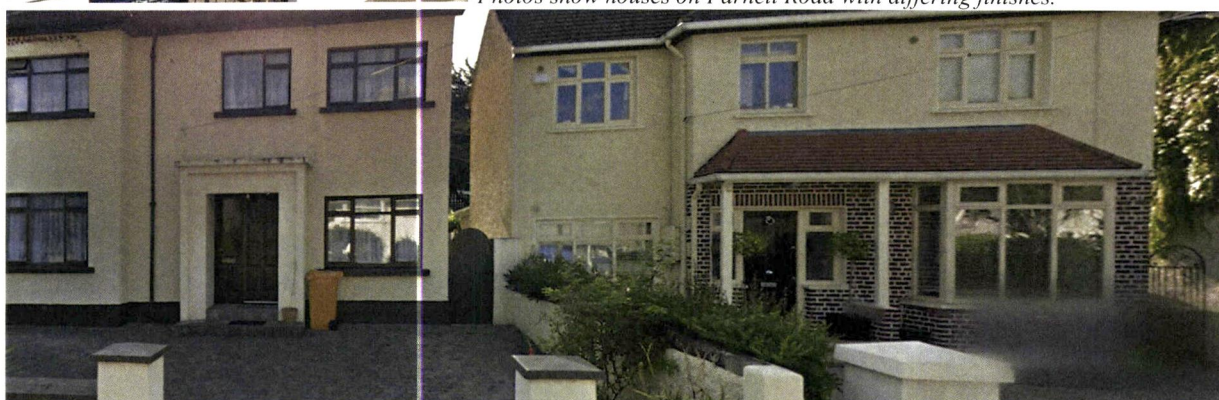
The existing finish of the subject dwelling and some other dwellings within the estate is a textured mortar finish, painted white. Similar finishes exist within the area. A variety of finishes are used along Parnell Road Bray.



*Photos show houses on Parnell Road with differing finishes;*



*Photos show houses on Parnell Road with differing finishes.*



*Differing finishes along Parnell Road, Bray.*

The first question to be asked therefore is whether or not development is taking place?

The installation of insulation would it is considered be works as it would involve the placement of external rigid panels of insulation to the dwelling and the applying a final render finish.

This operation would be acts of construction / alteration and therefore are works having regard to the definition set out in Section 2 of the Planning and Development Act 2000(as amended).

These works are therefore development given the provisions of *Section 3(1) (a)* i.e.

*'the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land'.*

Section 4 of the Planning and Development Act 2000 (as amended) provides that

4. — (1) *The following shall be exempted developments for the purposes of this Act—*

*(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;*



The installations of insulation on the external walls are considered to be works of maintenance/improvement to the dwelling. As identified Rosetta, No. 7 Parnell Road has an external finish of textured mortar render. It is noted that within this residential area of Parnell Road, the finish on many dwellings is of smooth, dashed and textured render, while some have partial brick as decorative features to only the entrance area (refer to photos). It is therefore considered that given the variety and mix of finish within Parnell Road, the proposed external insulation would not materially affect the external appearance so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

The external insulation would it is considered come within the provisions of *Section 4(1) (h)* of the Planning and Development Act 2000 (as amended) as they would affect the external appearance however the impact would **not** materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

**Recommendation:**

With respect to the query under Section 5 of the Planning and Development Act 2000, as to whether: *installation of external insulation to a depth of 100mm and render finish to the external elevations of 7 Parnell Road, Bray is development and is or is not exempted development:*

The Planning Authority considers that:

The installation of external insulation to a depth of 100mm and render finish **is development and is exempted development.**

Main Considerations with respect to Section 5 Declaration:

- a) The details submitted with the Section 5 Declaration application
- b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- c) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- (a) The installation of external insulation with render finish would be operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- (b) The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
- (c) The external insulation is considered to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as it would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures, given the existing finishes of the dwelling and within the estate, which are dominated by render finishes, with minor areas of stone decorative features within front elevations.

Maria Harte G.P.

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Maria Harte (Graduate Planner)

Dated: 09/04/2025

Agreed  
Sylvia SEP  
9/4/25

Issue decided as recommended  
Kajal D. Singh  
19/04/25



**Comhairle Contae Chill Mhantáin  
Wicklow County Council**

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe  
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**MEMORANDUM**

**WICKLOW COUNTY COUNCIL**

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**TO: Maria Harte**                      **FROM: Nicola Fleming**  
**Graduate Planner**                      **Staff Officer**

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**RE:- Application for Certificate of Exemption under Section 5 of the  
Planning and Development Acts 2000 (as amended).  
EX42/2025**

I enclose herewith application for Section 5 Declaration received completed on 04/04/2025.

The due date on this declaration is 1<sup>st</sup> May 2025.



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**Staff Officer**  
**Planning, Economic & Rural Development**





**COMHAIRLE CONTAE CHILL Mhantáin**  
**Wicklow County Council**

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**James Grimes & Martina Delaney**  
**Rosetta**  
**Parnell Road**  
**Bray**  
**Co. Wicklow**  
**A98 NX01**

8<sup>th</sup> April 2025

**RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX42/2025**

A Chara

I wish to acknowledge receipt on 04/04/2025 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 01/05/2025.

Mise, le meas

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**Nicola Fleming**  
**Staff Officer**  
**Planning, Economic & Rural Development**



## Nicola Fleming

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**From:** James Grimes <[jgrimes@wicklowcoco.ie](mailto:jgrimes@wicklowcoco.ie)>  
**Sent:** Friday 4 April 2025 09:20  
**To:** Nicola Fleming  
**Subject:** Re:  
**Attachments:** Rosetta Eircode Site Map.pdf; AR Rosetta Parnell Road Bray Co Wicklow.pdf

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**External Sender - From: (James Grimes <[jgrimes@wicklowcoco.ie](mailto:jgrimes@wicklowcoco.ie)>**  
This message came from outside your organisation.

*CAUTION This email originated from outside Wicklow County Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.*

Hi Nicola,

Thank you for getting back to me so quickly. I have attached a PDF file from the Eircode site showing the plan of our site. For completeness I also attach the home upgrade advisory report that I mentioned in our original application indicating the issues with the walls.

In terms of the insulation we are planning to use, this will be Baunit EWI System EPS. The insulation will be 100mm thick throughout with a further minimum 3-4 mm basecoat. There will be 3 coats of smooth finished render with similar colour matching to that currently on the house. Further information and specification on the insulation can be found here: <https://www.baunitireland.com/systems/baunit-ewi-system-eps/>

Please let me know if you require any further information

Regards,

James

On Thu, Apr 3, 2025 at 8:59 AM Nicola Fleming <[NFleming@wicklowcoco.ie](mailto:NFleming@wicklowcoco.ie)> wrote:

A Chara,

I refer to your application for a declaration in accordance with Section 5 of P&D Act 2000 (as amended) and to advise that the following information is required.

- site location map is required. An eircode map will suffice.
- Details of the insulation that is being proposed (width etc)

**Application is currently classed as incomplete and decision date cannot be noted until the above documentation is received.**

Is mise, le meas

*Nicola Fleming*

**Staff Officer**

**Planning, Economic & Rural Development**

**WICKLOW COUNTY COUNCIL, COUNTY BUILDINGS, WICKLOW TOWN, A67 FW96**

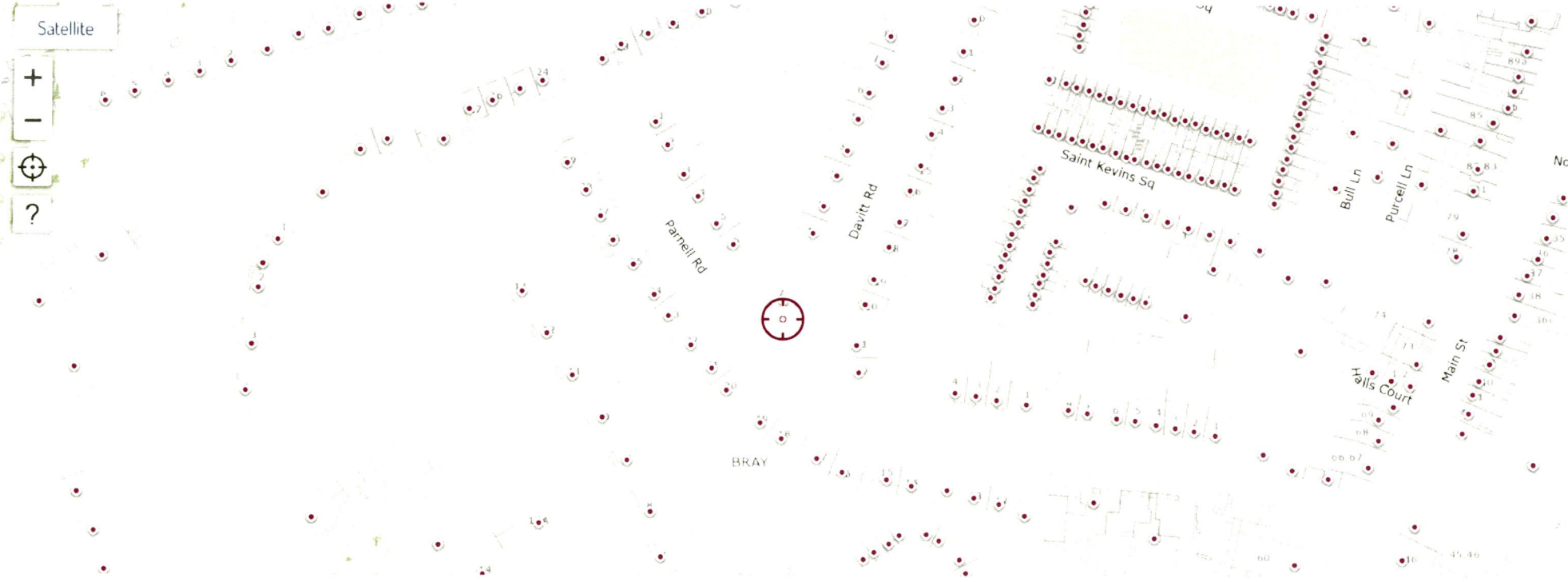
**Ph ☎: +353 (0404) 20148 | ✉: [nfleming@wicklowcoco.ie](mailto:nfleming@wicklowcoco.ie)**

**Website: <http://www.wicklow.ie>**

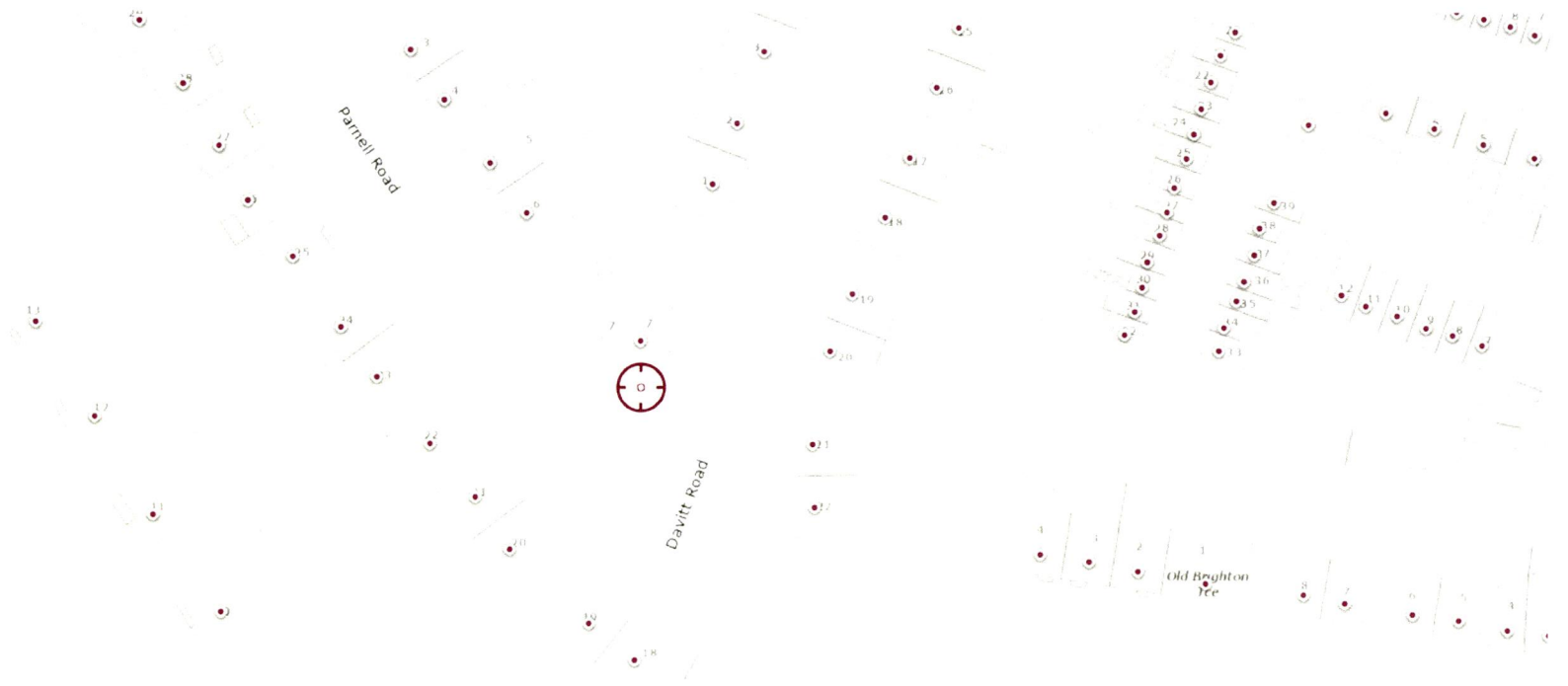


**Comhairle Chontae Chill Mhantáin**  
**Wicklow County Council**

# Rosetta, 7 Parnell Road, Bray, A98NX01



Satellite

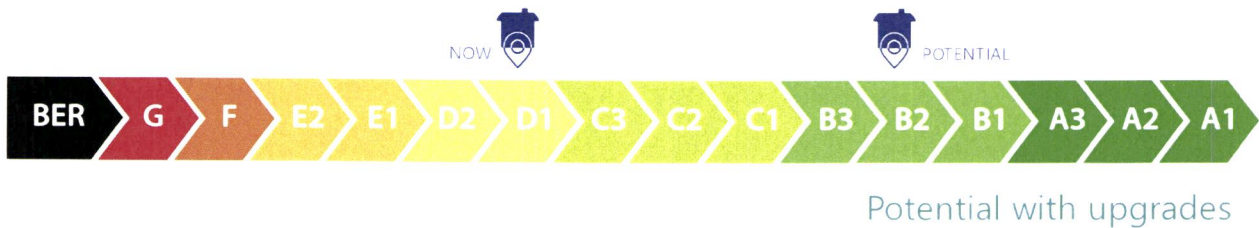




# Home Energy Upgrade Advisory Report

BER No. 116458902

## Your Home's Energy Performance Potential



Potential with upgrades

Loss of heat from your home



Energy Performance of your home

NOW	POTENTIAL
Very Poor	Good

- Roofs
- Walls
- Windows
- Floor
- Space heating
- Water heating
- Renewables

NOW	POTENTIAL
Poor	Good
Very Poor	Good
Fair	No Upgrade
Fair	No Upgrade
Fair	Good
Fair	Good
Fair	Good

subject to availability, terms and conditions

An upgrade package to stop losing money on your energy bill

Your BER assessor has recommended a package of upgrades that will raise your home's energy performance.

For further information visit [www.seai.ie/grants](http://www.seai.ie/grants) or call 01 8082100

## Compare your home's performance | Before and after upgrades

Your home's current energy performance

NOW  
D1

Your home's potential energy performance

POTENTIAL  
B2

## Benefits of upgrading your home

INCREASE your home's value



INCREASE your home's comfort



REDUCE your energy bills



CO<sub>2</sub> 6.5

= the same as planting 463 tree(s) each year

To find out more visit [www.seai.ie](http://www.seai.ie)

Your journey from



to



Your BER assessor has recommended a package of energy upgrades that maximise the energy performance of your home. The recommendations are for guidance only and can be completed at your own discretion. The recommendations are just one potential pathway to an improved BER and it is open to you to discuss alternative packages with your professional advisors.

## Package of energy upgrades to save money, make your home more comfortable and protect the environment

Recommended Package of Energy Upgrades	Cost (Approx.) <sup>4</sup>	Grant Available <sup>5</sup>	Comfort
External doors 1.4 W/m <sup>2</sup> K average U-Value <sup>1, 2</sup>	€	✓	★ ★ ★ ☆ ☆
Roof insulation; pitched (at ceiling) 0.16 W/m <sup>2</sup> K, pitched (on slope) 0.20 W/m <sup>2</sup> K, room in roof (on side) 0.20 W/m <sup>2</sup> K, flat 0.22 W/m <sup>2</sup> K average U-Value <sup>1, 2</sup>	€	✓	★ ★ ★ ★ ☆
Wall insulation 0.35 W/m <sup>2</sup> K average U-Value <sup>1, 2</sup>	€	✓	★ ★ ★ ★ ☆
New boiler with heating controls <sup>3</sup>	€	N/A	★ ★ ★ ☆ ☆

1. Major Renovation is defined in the Building Regulations Part L Technical Guidance Document and means the renovation of a dwelling where more than 25 % of the surface of the dwelling envelope undergoes renovation. Where a dwelling undergoes a major renovation, the energy performance of the whole dwelling should be improved to the cost optimal level by achieving a B2 or by implementing the energy performance improvements as set out in the Building Regulations Part L Technical Guidance Document.

2. This energy upgrade will reduce your home's heat loss and is an important first step to improving the energy efficiency of your home.

3. Where the heat loss indicator (HLI) is less than 2.3 W/Km<sup>2</sup>, a heat pump should be considered as an alternative to a fossil fuel boiler. A dwelling should have low heat loss to ensure the heat pump runs efficiently. An ideal HLI is less than 2.0 W/K/m<sup>2</sup>. An upper HLI limit applies to SEAI grants. Where the HLI is between 2 and 2.3 W/Km<sup>2</sup>, additional heat pump grant eligibility criteria apply.

4. Investment Cost Legend:

- € < 5,000
- €€ 5,000 - < 15,000
- €€€ 15,000 - < 30,000
- €€€€ 30,000 - 50,000

5. A grant for this type of upgrade is available at the time of publication of this report. Grant availability is subject to eligibility criteria and should be checked to see if the works to your own home meet the eligibility criteria. Eligibility criteria are subject to change.

subject to availability, terms and conditions

For further information visit  
[www.seai.ie/grants](http://www.seai.ie/grants)  
 or call  
 01 8082100

# Home Energy Upgrade Advisory Report

## Start your journey to upgrade your home

If you're not ready for the maximum SEAI grant, consider picking one or two energy upgrades, selecting areas with the poorest performance.



To start your application today visit [www.seai.ie/grants](http://www.seai.ie/grants)

### Simple energy upgrades - quick, cheap, easy

#### Lighting

Correct lighting levels are essential for visual comfort, safety and for aesthetic effects. Fit efficient electric lighting and maximise the use of daylight.

#### Cylinder thermostat

Space heating and hot water systems should have separate and independent time and temperature controls. The cylinder thermostat controls the hot water cylinder temperature.

### Potential impact of the recommended energy upgrades

Energy upgrade	Now		Potential	
	Value	Energy Efficiency	Value	Energy Efficiency
Home Heat Loss Indicator (HLI) <sup>1</sup>	4 136 W/(K·m <sup>2</sup> )	Very Poor	2 261 W/(K·m <sup>2</sup> )	Good
External doors (average U-Value <sup>2</sup> )	2.662 W/m <sup>2</sup> K	Fair	1.481 W/m <sup>2</sup> K	Very Good
Roof insulation (average U-Value <sup>2</sup> )	1.045 W/m <sup>2</sup> K	Poor	0.174 W/m <sup>2</sup> K	Good
Wall insulation (average U-Value <sup>2</sup> )	1.622 W/m <sup>2</sup> K	Very Poor	0.340 W/m <sup>2</sup> K	Good
New boiler with heating controls (Primary Energy Efficiency <sup>3</sup> )	73%	Fair	82%	Good
Lighting	60.76 Lm/W	Very Good	66.90 Lm/W	Very Good
Renewable Energy Ratio (RER)	9%	Fair	19%	Good

1. The Home Heat Loss Indicator (HLI) is a summary of the overall performance of the home. It includes all the fabric and ventilation upgrades listed in the table

2. A U-value is a measure of the heat loss through the building fabric. The higher the U-value, the greater the heat loss

3. Primary energy efficiency is the efficiency divided by the primary energy conversion factor

4. Indicators are based on the average elemental U-values in the BER and where partial upgrades occur, average U-values may remain above the optimum U-value.

# Home Energy Upgrade Advisory Report

## Your Home's Details

Home Address

ROSETTA PARNELL ROAD BRAY CO. WICKLOW, A98NX01

House Details

**Year of construction:** 1945

**Dwelling type:** Detached house

**Total floor area:** 237.34 m<sup>2</sup>

## About the Home Energy Upgrade Advisory Report

This document is a first step to assist you in engaging with a professional to determine suitable energy upgrades for your home.

It was prepared by a BER assessor using general assumptions and information from your BER assessment. The improvement in the BER has been estimated based on the assumption of certain values for energy upgrades and is provided as an indicator only.

This document is for information only and does not constitute professional or legal advice. The homeowner waives and releases any and all claims against SEAI and/or the BER assessor arising from the contents of this advisory report.

Use this document to:

Better understand how your home performs and how to make it more comfortable and affordable to run.

Provide information on home energy upgrades to discuss further with a professional or contractor.

Identify small simple steps you can take to improve the comfort of your home, if grant supported works aren't suitable for you right now.

Start the grant application process with SEAI, who may have substantial support available.

## Recommended Energy Upgrades

The recommendations contained within your advisory report have been generated based on the data inputs contained within your BER assessment. SEAI recommends you seek professional advice and use suitably qualified installers to assess the suitability of the recommendations for your own particular home.

SEAI and the BER assessor accept no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or fitness-for-purpose of the information contained herein and do not accept any liability whatsoever arising from the contents hereof.

Further information on upgrading your home is available in **S.R. 54:2014 Code of Practice for the Energy Efficient Retrofit of Dwellings**, available from [www.nsaai.ie](http://www.nsaai.ie).

## Building Regulations

The aim of the building regulations is to provide for the safety and welfare of people in and about buildings. Where applicable, works should be completed in accordance with the relevant Building Regulations. The primary responsibility for compliance with the requirements of the Building Regulations rests with the designers, builders and owners of buildings. Technical Guidance Documents for the Building Regulations and other supporting documents are available from the Department of Housing, Local Government and Heritage website at [www.housing.gov.ie](http://www.housing.gov.ie).

## Costs

The investment cost indicators are guidelines only. Actual costs will vary depending on house size, specification and market conditions. Cost indicators may be calculated based on a partial upgrade if some sections of the building element are already adequately insulated.

Please consider the environment before printing this document.

BER Privacy Notice: [www.seai.ie/publications/BER-Privacy-Notice.pdf](http://www.seai.ie/publications/BER-Privacy-Notice.pdf)

## Ventilation

Care should always be taken to ensure sufficient levels of ventilation in each room. Signs of inadequate ventilation are persistent condensation and mould growth and should be addressed in the first instance. It is important not to permanently close or cover over air vents as they are required to provide ventilation. Further guidance on ventilation provision when carrying out retrofit works is available in Section 10 Ventilation of S.R. 54:2014 Code of Practice for the Energy Efficient Retrofit of Dwellings.

## Radon

Radon gas at high concentration causes lung cancer and is estimated to be responsible for 300 cases per annum in Ireland. Retrofitting provides an opportunity to test for, and remediate for, radon, where indicated. A radon test is low cost and non-disruptive. The only way to know if a home has a radon issue is to test. Further information on radon, including testing, is available on the EPA website [www.epa.ie](http://www.epa.ie)

## Heat producing Appliances

It is important to ensure that there is an adequate air supply to all heat producing appliances e.g. any fixed appliance (including a cooker or an open fire) which is designed to burn solid fuel, oil, bio-fuel or gas and to provide permanent ventilation for all non-room sealed combustion appliances. Useful health and safety information can be found on the Carbon Monoxide safety website: [www.carbonmonoxide.ie](http://www.carbonmonoxide.ie). Further guidance on air supply for heat producing appliances is available in Section 7 and Section 10 Ventilation of S.R. 54:2014 Code of Practice for the Energy Efficient Retrofit of Dwellings.

## Evidence for BER

Documentary evidence of energy upgrades is required for your BER and should be retained and provided to your BER assessor to ensure the energy performance uplift is captured in your BER. Your BER Assessor can advise you on documentary evidence requirements. Further information is available on <https://www.seai.ie/home-energy/building-energy-rating-ber/>.

## Nicola Fleming

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**From:** Nicola Fleming  
**Sent:** Thursday 3 April 2025 08:50  
**To:**

A Chara,

I refer to your application for a declaration in accordance with Section 5 of P&D Act 2000 (as amended) and to advise that the following information is required.

- site location map is required. An eircode map will suffice.
- Details of the insulation that is being proposed (width etc)

**Application is currently classed as incomplete and decision date cannot be noted until the above documentation is received.**

Is mise, le meas

*Nicola Fleming*

Staff Officer

Planning, Economic & Rural Development

WICKLOW COUNTY COUNCIL, COUNTY BUILDINGS, WICKLOW TOWN, A67 FW96

Ph☎: +353 (0404) 20148 | ✉: [nfleming@wicklowcoco.ie](mailto:nfleming@wicklowcoco.ie)

Website: <http://www.wicklow.ie>



Comhairle Chontae Chill Mhantáin  
Wicklow County Council

Wicklow County Council

County Buildings

Wicklow Town

Co. Wicklow

31/03/25

Dear Sir / Madam

Please find enclosed application form for a declaration in accordance with section 5 of the planning and development acts 2000. Our understanding is that the purpose of this form is to ascertain whether a specific intended development should be exempt from planning permission.


This submission is made in relation to the property at **Rosetta, 7 Parnell Road, Bray, Co. Wicklow, A98NX01** of which we are both the owners and occupiers. We would like the County Council's approval for the planned development as described to be exempt from planning.


In summary, we are planning to apply external wall insulation on all sides of our house. This work is being carried out under the warmer homes scheme initiative as we have a disabled child in the house and our current insulation is insufficient resulting in a current BER rating of D-. In particular, the walls were recorded as "Very Poor" in the BER assessment.

We have engaged with, and intend to use a supplier approved and proposed by warmer homes scheme ([www.waterfordinsulation.ie](http://www.waterfordinsulation.ie)). As part of the work, additional ventilation will be applied where not existing to comply with current regulations. The work will see the house finished in a completely smooth render similar to that which can be found on neighbouring properties at The Palms Parnell Road and 16 Parnell Road.

We would appreciate it if you could let us know your decision on this as soon as possible as we would like to move forward with this work as soon as possible.

Regards,

  
James Grimes

  
Martina Delaney

Wicklow County Council  
County Buildings  
Wicklow  
0404 20100

02/04/2025 10 16 24

Receipt No 1.1/0/343205

James Grimes & Martina Delaney  
Rosetta  
Parnell Road  
Bray  
Co Wicklow  
A98 NX01

EXEMPTION CERTIFICATES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total 80 00 EUR

Tendered  
Cheque 80 00

Change 0 00

Issued By Lorraine Byrne  
From Customer Service Hub  
Vat reg No 0015233H



**Wicklow County Council**  
**County Buildings**  
**Wicklow**  
**Co Wicklow**  
**Telephone 0404 20148**  
**Fax 0404 69462**

**Office Use Only**

Date Received \_\_\_\_\_

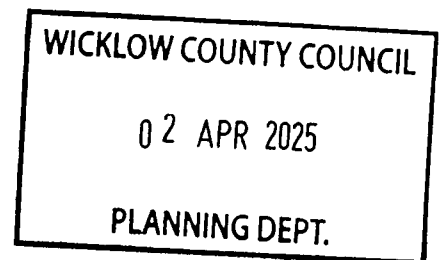
Fee Received \_\_\_\_\_

**APPLICATION FORM FOR A  
DECLARATION IN ACCORDANCE WITH SECTION 5 OF THE PLANNING &  
DEVELOPMENT ACTS 2000 (AS AMENDED) AS TO WHAT IS OR IS NOT  
DEVELOPMENT OR IS OR IS NOT EXEMPTED DEVELOPMENT**

**1. Applicant Details**

(a) Name of applicant: James Grimes + Martina Delaney  
Address of applicant: Rosetta, Parnell Road,  
Bray, Wicklow, A98NX01

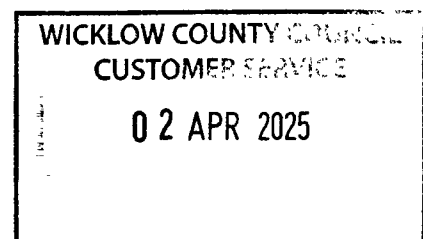
Note Phone number and email to be filled in on separate page.



**2. Agents Details (Where Applicable)**

(b) Name of Agent (where applicable) \_\_\_\_\_  
Address of Agent : \_\_\_\_\_  
\_\_\_\_\_

Note Phone number and email to be filled in on separate page.





**3. Declaration Details**

i. Location of Development subject of Declaration Rosetta, Parnell Road,  
Bray, Wicklow, A98N X01

ii. Are you the owner and/or occupier of these lands at the location under i. above ?  
Yes/

iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5 Declaration We are planning to apply external wall insulation on all sides of our house. This will be carried out under the warmer homes scheme using a supplier approved by the scheme. The work will see the house finished in a completely smooth render similar to neighbouring properties at The Palms, Parnell Road and 16 Parnell road. See further information attached  
*Additional details may be submitted by way of separate submission.*

v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration Unknown  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

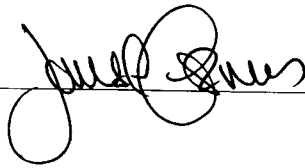
*Additional details may be submitted by way of separate submission.*

vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure ( or proposed protected structure) ? NO

vii. List of Plans, Drawings submitted with this Declaration Application n/a

viii. Fee of € 80 Attached ? yes

Signed :



Dated :

31/03/2025

**Additional Notes :**

As a guide the minimum information requirements for the most common types of referrals under Section 5 are listed below :

A. Extension to dwelling - Class 1 Part 1 of Schedule 2

- Site Location Map
- Floor area of structure in question - whether proposed or existing.
- Floor area of all relevant structures e.g. previous extensions.
- Floor plans and elevations of relevant structures.
- Site Layout Plan showing distance to boundaries, rear garden area, adjoining dwellings/structures etc.

B. Land Reclamation -

The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still